113.0	0001	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,700 /	655,700
					USE VALUE:	655,700 /	655,700
					ASSESSED:	655,700 /	655,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGAN MICHAEL W/ETAL
Owner 2:	HOGAN TARYN L
Owner 3:	
Street 1:	148 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,712 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4712.000	262,700		393,000	655,700
Total Card	0.108	262,700		393,000	655,700
Total Parcel	0.108	262,700		393,000	655,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.66 | /Parcel: 446.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71683
GIS Ref:
GIS Ref:
Insp Date: 08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,800	0	4,712.	393,000	655,800	655,800	Year End Roll	12/18/2019
2019	101	FV	219,900	0	4,712.	387,300	607,200	607,200	Year End Roll	1/3/2019
2018	101	FV	226,900	0	4,712.	297,500	524,400	524,400	Year End Roll	12/20/2017
2017	101	FV	226,900	0	4,712.	280,700	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	226,900	0	4,712.	258,200	485,100	485,100	Year End	1/4/2016
2015	101	FV	214,700	0	4,712.	241,400	456,100	456,100	Year End Roll	12/11/2014
2014	101	FV	214,700	0	4,712.	222,300	437,000	437,000	Year End Roll	12/16/2013
2013	101	FV	214,700	0	4,712.	222,300	437,000	437,000		12/13/2012

!8723!

PRINT

Date	Time
12/10/20	23:16:04

LAST REV

Date	Time
08/28/18	11:46:33
apro	
8723	

USER DEFINED

Prior Id # 1:	71683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASLIN PATRICIA	29516-109		12/14/1998		209,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1384	Window/S	21,250	C				
2/10/2016	153	Solar Pa	20,107		2/10/2016			Installation of 16
8/26/2008	963	Redo Kit	32,750					
4/5/2006	237	Manual	7,000			G10	GR FY10	finish one half of

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	163	PATRIOT
3/18/2000	Inspected	197	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4712		Sq. Ft.	Site		0	70.	1.19	6									392,952						393,000	

Total AC/HA: 0.10817 | Total SF/SM: 4712 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 392,952 | Spl Credit | Total: 393,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	88016
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356920
Depreciation:	94227
Depreciated Total:	262693

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	2008
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

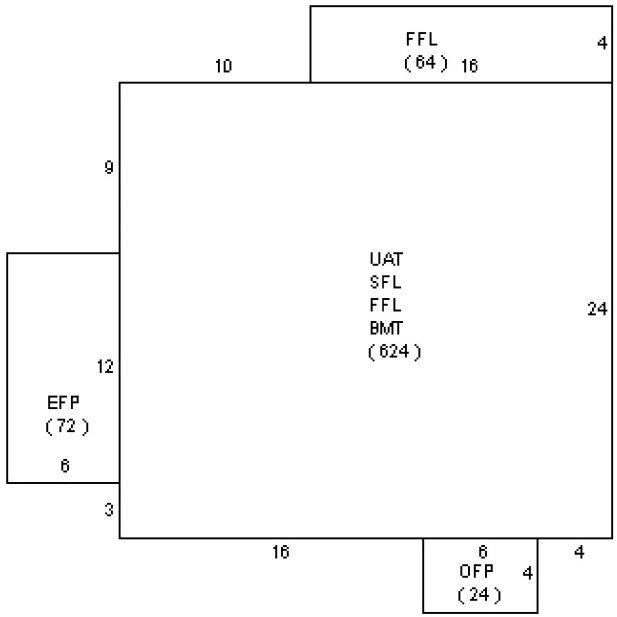
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	120.06
Final Total:	262700	Val/Su SzAd	200.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	688	165.380	113,778
BMT	Basement	624	57.670	35,989
SFL	Second Floor	624	165.380	103,194
UAT	Upper Attic	156	66.150	10,319
EFP	Enclos Porch	72	63.740	4,589
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,188	Total:	268,904
Size Ad	1312	Gross Are	2656	FinArea	1468
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	